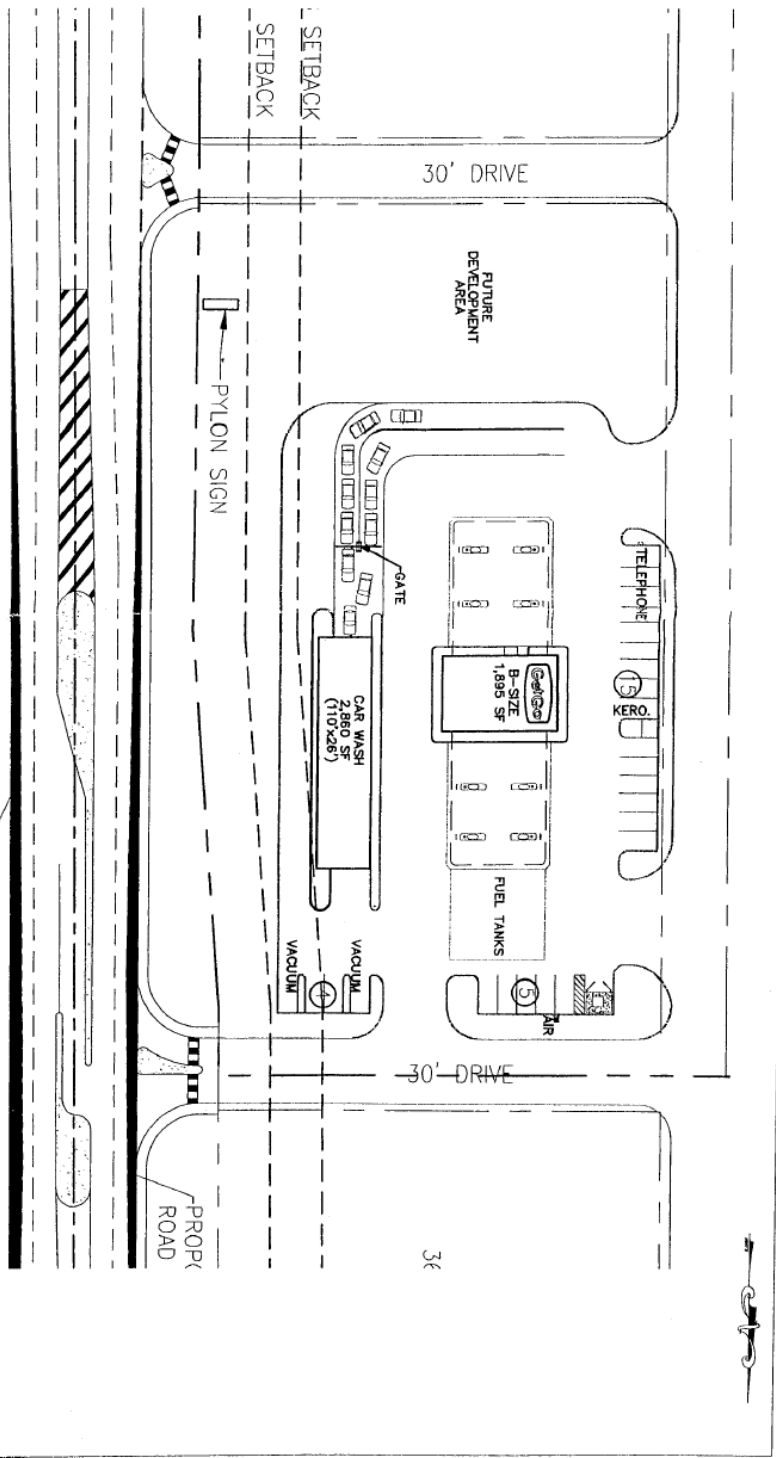


SITE PLAN
SCALE 1"=100'

Paul B. Reynolds III
S122107

CIP 12/21/07	CONCEPTUAL LAYOUT PLAN HAMILTON ROAD & WINCHESTER PIKE CITY OF COLUMBUS FRANKLIN COUNTY OHIO	ECHO REAL ESTATE SERVICES DEVELOPMENT 701 ALPHA DRIVE PITTSBURGH, PENNSYLVANIA 15206 TELEPHONE: (412) 960-1660 FACSIMILE: (412) 967-8411 www.echodevelopers.com Developing Destinations of Excellence	REVISIONS	
	DATE: 12/21/07 DRAWN BY: [blank] CHECKED BY: [blank]		NO. 1 DATE BY	DESCRIPTION



ECHO REAL ESTATE SERVICES/DEVELOPMENT

701 ALPHA DRIVE
 PITTSBURGH, PENNSYLVANIA 15209
 TELEPHONE: (412) 788-1080
 FAX: (412) 788-7141
 WWW.ECHOREALTY.COM

GETGO CONCEPTUAL LAYOUT PLAN
 HAMILTON ROAD & WINCHESTER PIKE
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

Developing Destinations of Excellence

Stephen B. Reynolds III
 5/22/07

SCALE: 1"=50'

DATE: 4/18/07

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2007**

- 9. APPLICATION: Z07-013**
- Location:** **4001 SOUTH HAMILTON ROAD (43232)**, being 32.1± acres located on the west side of Hamilton Road, 320± south of Winchester Pike. (530-156578).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial and CPD, Commercial Planned Development Districts.
- Proposed Use:** Commercial, fuel sales and car wash.
- Applicant(s):** Plaza-GRB- Hamilton Road LLC c/o Jackson B. Reynolds III, Atty., Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Plaza-GRB- Hamilton Road LLC; 3016 Maryland Avenue; Columbus, OH 43209.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

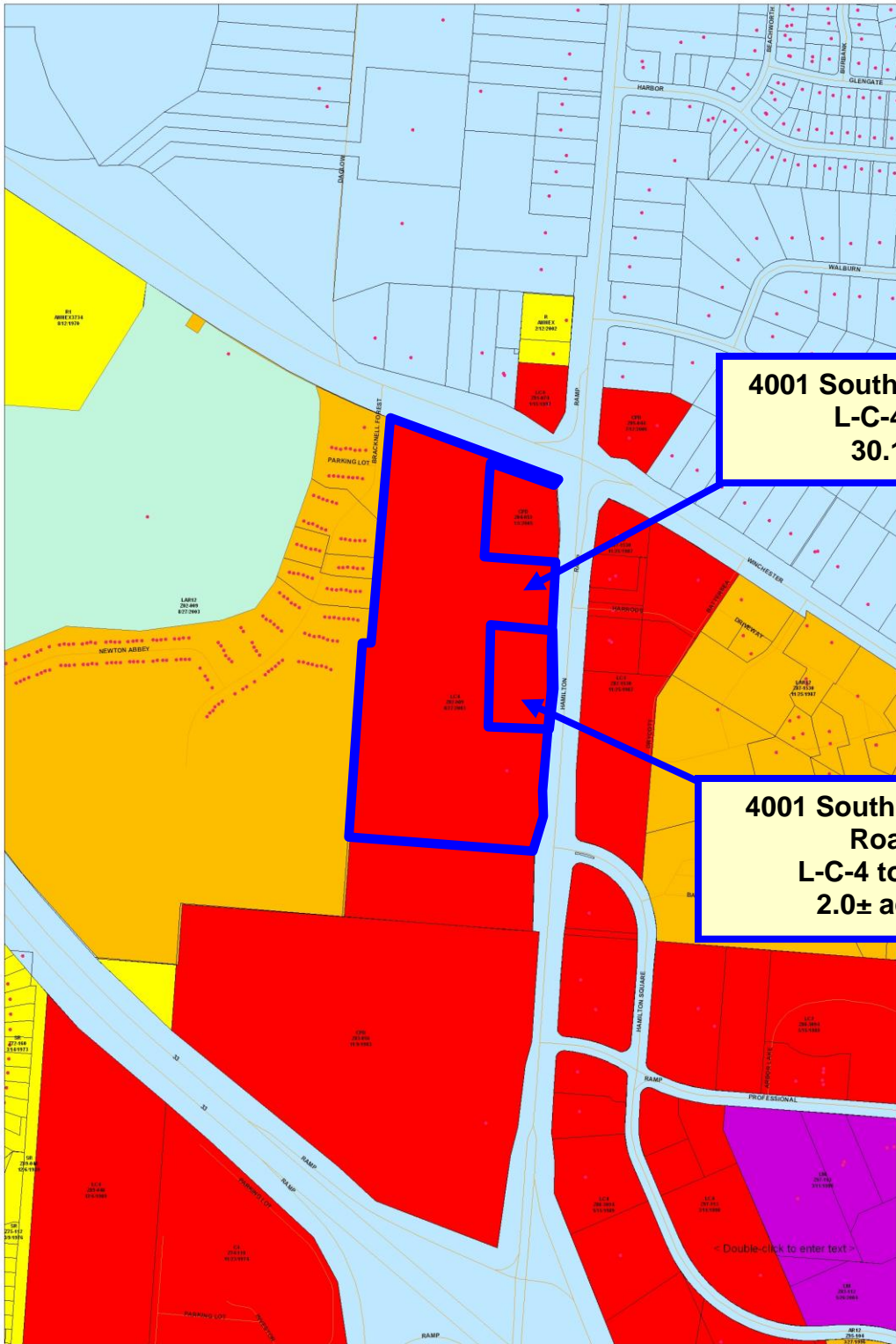
BACKGROUND:

- This rezoning is to amend the original site plan approved under the previous rezoning (Z02-009) since the layout of the shopping center has changed since that time. In addition, a portion of the original L-C-4 District established with Z02-009 is proposed to be rezoned to the CPD, Commercial Planned Development District for a convenience store, fuel sales and car wash.
- To the north across Winchester Pike are a single-family dwelling and three businesses located in Madison Township and an abandoned gas station zoned in L-C-4, Limited Commercial District. To the east across Hamilton Road are a Convenience store with gasoline sales zoned in the Commercial Planned Development District, several restaurants, a retail store and a hotel all zoned in the L-C-4, Limited Commercial District. To the south across U.S. 33 is an auto dealership zoned in the C-4, Commercial and L-C-4, Limited Commercial Districts. To the west are multi-family dwellings zoned in the L-AR-12, Limited Apartment Residential Districts.
- The L-C-4 text carries forth the 2002 limitations and commitments although it does delete prohibited uses that the Code no longer permits in the C-4, Commercial District. The new CPD, Commercial Planned Development District allows gas stations and car washes as well as all C-4 uses except those C-4 uses prohibited in the adjacent L-C-4, Limited Commercial District.
- The *Columbus Thoroughfare Plan* identifies Winchester Pike as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline; Hamilton Road as 4-2D arterial

requiring a minimum of 60 feet of right-of-way from centerline and U.S. Route 33 as a Class F arterial with variable right-of-way requirements

CITY DEPARTMENTS' RECOMMENDATION: Approval.

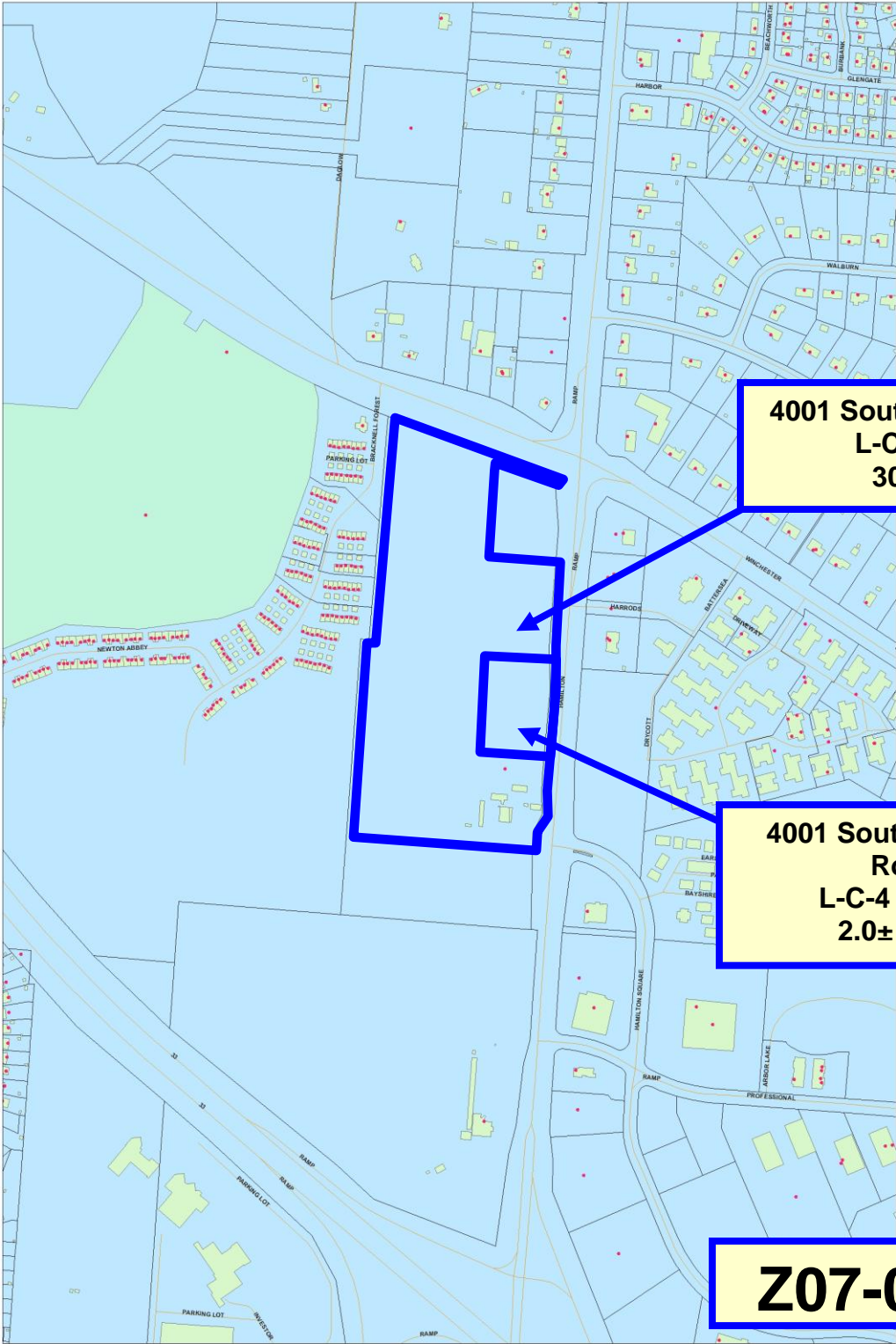
The L-C-4 text carries forth the 2002 limitations and commitments although it does delete prohibited uses that the Code no longer permits in the C-4, Commercial District as such prohibitions are unnecessary. The new CPD, Commercial Planned Development District allows gas stations and car washes as well as all C-4 uses except those C-4 uses prohibited in the adjacent L-C-4, Limited Commercial District. The proposed CPD reflects the development standards of the adjacent L-C-4, Limited Commercial District. Due to these factors, Staff finds the requested CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts are consistent with the development and zoning patterns of the area.



**4001 South Hamilton Road
L-C-4 to L-C-4
30.1± acres**

**4001 South Hamilton
Road
L-C-4 to CPD
2.0± acres**

Z07-013



**4001 South Hamilton Road
L-C-4 to L-C-4
30.1± acres**

**4001 South Hamilton Road
L-C-4 to CPD
2.0± acres**

Z07-013



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-013

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Plaza-GRB-Hamilton Road LLC 3016 Maryland Avenue Columbus, OH 43209	2. David Glimcher 150 East Main Street, Suite 500 Columbus, OH 43215
3. Plaza Properties 3016 Maryland Avenue Columbus, OH 43209	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26th day of February in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07